

|   |   |                            |
|---|---|----------------------------|
| IN RE: PETITION FOR ADMIN. VARIANCE       | * | BEFORE THE                 |
| N/S of Fait Avenue, 215' W of             |   |                            |
| the centerline of 50 <sup>th</sup> Street | * | DEPUTY ZONING COMMISSIONER |
| 12 <sup>th</sup> Election District        |   |                            |
| 7 <sup>th</sup> Councilmanic District     | * | OF BALTIMORE COUNTY        |
| 7408 Fait Avenue                          |   |                            |
| Jeffrey N. Blunt & Sandra L. Blunt        | * | CASE NO. 99-467-A          |
| Petitioners                               |   |                            |

\* \* \* \* \*

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an administrative variance filed by Jeffrey N. Blunt and Sandra L. Blunt, property owners, for that property known as 7408 Fait Avenue in the North Point area of Baltimore County. The Petitioners herein seek a variance from Sections 303.1 and 1B02.C.1 to permit a 15 ft. front yard setback in lieu of the required 23.25 ft. front yard average and an 8 ft. side yard setback in lieu of the required 25 ft. side street setback in a D.R.5.5 zone. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

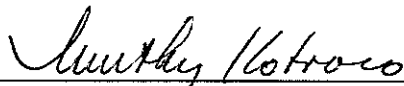
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

COPIES RECEIVED FOR FILING  
 Date 6/22/99  
 By JR. [Signature]

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 22<sup>nd</sup> day of June, 1999 that a variance from Sections 303.1 and 1B02.C.1 to permit a 15 ft. front yard setback in lieu of the required 23.25 ft. front yard average and an 8 ft. side yard setback in lieu of the required 25 ft. side street setback in a D.R.5.5 zone, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

  
TIMOTHY M. KOTROCO  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

TMK:raj

RECEIVED FOR FILING  
6/22/99  
R. J. JAMES



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

June 23, 1999

Mr. & Mrs. Jeffrey Blunt  
7408 Fait Avenue  
Baltimore, Maryland 21224

Re: Petition for Administrative Variance  
Case No. 99-467-A  
Property: 7408 Fait Avenue

Dear Mr. & Mrs. Blunt:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Enclosure

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 7408 FAIR AVE BALTO MD 21224  
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 303.1 & 1802.C1 To PERMIT

~~A 15 FT. FRONT SET BACK IN LIEU OF THE REQUIRED 23.25 FT FRONT YARD ADVE~~ A 15 FT. FRONT SET BACK IN LIEU OF THE REQUIRED 23.25 FT FRONT YARD ADVE & AN 8 FT SIDE YARD SET BACK IN LIEU OF THE REQUIRED 25 FT. SIDE STREET SET BACK IN A DR. 5.5 ZONE.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

## Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

## Legal Owner(s):

JEFFREY NEAL BLUNT

Name - Type or Print

Signature

Name - Type or Print

Signature

7408 FAIR AVE

HOME - 410-282-7172

Address

Telephone No.

BALTIMORE

MD

21224

City

State

Zip Code

## Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_ day of \_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-467-A

Reviewed By STW

Date 5-19-99

Estimated Posting Date 5-30-99

REC 9/15/98

467...

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 7408 FAIR AVE  
Address  
BALTIMORE MARYLAND 21224  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

SEE ATTACHED

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Jeffrey N Blunt  
Signature  
JEFFREY NEAL BLUNT  
Name - Type or Print

Sandra Lynn Blunt  
Signature  
SANDRA LYNN BLUNT  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6<sup>TH</sup> day of MAY, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jeffrey Neal Blunt & Sandra Lynn Blunt  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

May 6, 1999  
Date

Herbert Zeidenkichen  
Notary Public  
My Commission Expires 10-1-2000

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Address  
BALTIMORE MARYLAND 21224  
City State Zip Code

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Jeffrey N Blunt  
Signature  
JEFFREY NEAL BLUNT  
Name - Type or Print

Sandra Lynn Blunt  
Signature  
SANDRA LYNN BLUNT  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6<sup>TH</sup> day of MAY, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jeffrey Neal Blunt & Sandra Lynn Blunt  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

May 6, 1999  
Date

Herbert Zeilenkiche  
Notary Public  
My Commission Expires 10-1-2000



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 7408 FAIR AVE BALTO MD 21224  
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 303.1 & 1802. C1 TO PERMIT ~~ADAPT~~ A 15 FT FRONT SET BACK IN LIEU OF THE REQUIRED 23.25 FT FRONT YARD ADJACENT & AN 8 FT SIDE YARD SET BACK IN LIEU OF THE REQUIRED 25 FT SIDE STREET SET BACK IN A DR. 5.5 ZONE.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

## Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

## Legal Owner(s):

JEFFREY NEAL BLUNT  
Name - Type or Print

Jeffrey N Blunt  
Signature

SANDRA LYNN BLUNT  
Name - Type or Print

Sandra Lynn Blunt  
Signature WORK - 987-1820

7408 FAIR AVE HOME - 410-282-7172  
Address Telephone No.

BALTIMORE MD 21224  
City State Zip Code

## Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this        day of       , that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-467-A

Reviewed By 500

Date 5-19-99

REV 9/15/98

Estimated Posting Date 5-30-99

467

PERSONAL HARDSHIP, My FAMILY IS GROWING I HAVE 2 CHILDREN 1 GIRL 9 YEARS OLD & 1 BOY 4 YEARS OLD. AT THE TIME My HOME ~~HAS~~ ONLY 2 BED ROOMS AND 1 SMALL BATHROOM. THE CHILDREN ARE GETTING TO THE AGE THAT THEY NEED THEIR OWN BED ROOMS. My FAMILY HAS OUT GROWN THE HOUSE AS TO LIVING SPACE AND CLOSET SPACE. THE HOUSE ONLY HAS 2 SMALL CLOSETS ONE IN EACH BED ROOM. THE ROOMS, (BED ROOMS) ARE SMALL ABOUT 12'x12'. THE BATHROOM IS THE SIZE OF A POWDER ROOM WITH NO LINING CLOSET.

PRACTICAL DIFFICULTY, I NEED TO EXTEND THE LIVING SPACE ONTO MY FRONT PORCH TO PUT A STAIR WAY TO THE PROPOSED 2ND FLOOR SO THAT I CAN OPEN UP MY EXISTING KITCHEN WHICH IS ABOUT 9'x9'. I NEED TO EXTEND THE FRONT OUT 3' MORE TO BE ABLE TO PUT THE STAIRS ENTRANCE AND THE NEW FRONT DOOR ENTRANCE SO THAT THE <sup>FRONT</sup> DOOR DOES NOT HIT THE STAIRS.

SEVEN FEET WILL NOT LEAVE ENOUGH ROOM TO PUT THE FRONT DOOR AND STAIRS IN THIS IS WHY I NEED TO EXTEND THE FRONT OUT 3 MORE FEET.



# ZONING DESCRIPTION

ZONING DESCRIPTION FOR 7408 FAIR AVE.

BEGINNING AT A POINT ON THE NORTH SIDE OF FAIR AVE WHICH IS 24 FEET WIDE AT THE DISTANCE OF 215 FEET WEST OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET 50<sup>TH</sup> STREET WHICH IS 30 FEET WIDE. BEING LOTS # 443 & 442 BLOCK N/A, SECTION # N/A IN THE SUBDIVISION OF HARBOR VIEW AS RECORDED IN BALTIMORE COUNTY PLAT BOOK # 5, FOLIO # 80, CONTAINING 6,250 SQUARE FEET. ALSO KNOWN AS 7408 FAIR AVE AND LOCATED IN THE 12<sup>TH</sup> ELECTION DISTRICT, 7<sup>TH</sup> COUNCILMANIC DISTRICT.

467  
99-467-A

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

5707 No. 066380

DATE

5-19-97

ACCOUNT

R.C.C.I.-CLSC

AMOUNT

\$ 50.00

RECEIVED FROM:

Secretary & Sandra B. Burt

FOR:

Res. VAN. (Annual) 50  
ETAL 50

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

RECEIVED

TIME

4/20/1999 5/19, 15:31:55

RECEIVED 5/19, 15:31:55

DEPT 5 520 ZENITH OPERATIONS

RECEIPT # 086016

FROM

CR NL 066380

Receipt for

50.00

.00 OK

60.00 100

10.00-100

121 to more County, Maryland

CASHIER'S VALIDATION

99-467-A

CERTIFICATE OF POSTING

RE: CASE # 99-467-A  
PETITIONER/DEVELOPER:  
{Jeffery Blunt}  
DATE OF Closing  
{June 14, 1999}

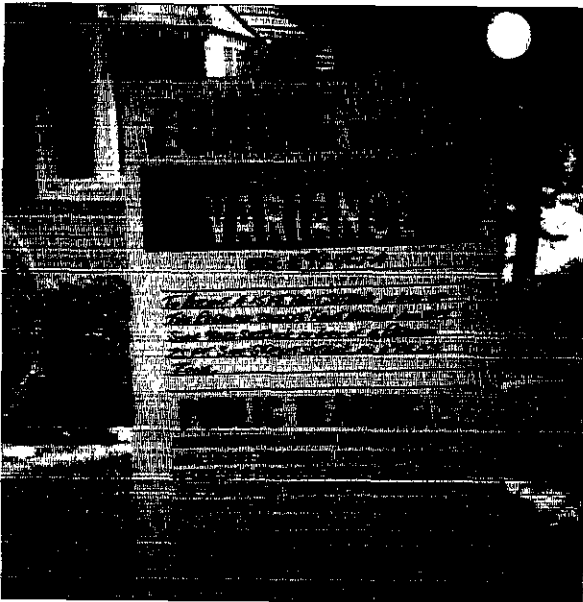
Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Ave.  
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary  
sign(s) required by law were posted conspicuously on the property located at  
7408 Fait Ave. Baltimore , Maryland 21224\_\_\_\_\_

The sign(s) were posted on \_\_\_\_\_ 5-28-99 \_\_\_\_\_  
[Month, Day, Year]



Sincerely,

*Thomas P. Ogle, Sr.*  
[Signature of Sign Poster & Date]

\_\_\_\_ Thomas P. Ogle, Sr. \_\_\_\_\_

\_\_\_\_ 325 Nicholson Road \_\_\_\_\_

\_\_\_\_ Baltimore, Maryland 21221 \_\_\_\_\_

\_\_\_\_ [410]-687-8405 \_\_\_\_\_  
[Telephone Number]

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 99- 467 -A Address 7408 FALT AVE  
Contact Person: JOHN R ALEXANDER Phone Number: 410-887-3391  
Planner, Please Print Your Name  
Filing Date: 5-19-99 Posting Date: 5-30-99 Closing Date: 6-14-99

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

**Petitioner: This Part of the Form is for the Sign Poster Only**

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number 99- 467 -A Address 7408 FALT AVE  
Petitioner's Name SEFFERY SANDRA BLUM Telephone 410-282-7172  
Posting Date: 5-30-99 Closing Date: 6-14-99  
Wording for Sign: TO PERMIT A 15 FT. FRONT SETBACK IN LIEU OF THE REQUIRED  
23.25 FT FRONT AVENUE, AND 8 FT SIDE YARD SETBACK IN LIEU OF  
A REQUIRED 25 FT SIDE STREET SETBACK IN ADR. S.S. ZONE

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

---

---

**For Newspaper Advertising:**

Item Number or Case Number: 99-467-A  
Petitioner: SCOFFER & SANDRA BLUNT  
Address or Location: 7408 FAIT RD. BALT. CO.

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: SCOFFER & SANDA BLUNT  
Address: 7408 FAIT RD.  
BALT. MD. 21224  
Telephone Number: 410-282-7172

Revised 2/20/98 - SCJ

467



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

June 15, 1999

Mr. & Mrs. Jeffrey Blunt  
7408 Fait Avenue  
Baltimore, MD 21224

Dear Mr. & Mrs. Blunt:

RE: Case No.: 99-467-A, Petitioner: Blunt, Location: 7408 Fait Ave.

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on May 19, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script, appearing to read "W. Carl Richards, Jr.", written in dark ink.

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



AV  
6/24

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits  
and Development Management

**Date:** June 7, 1999

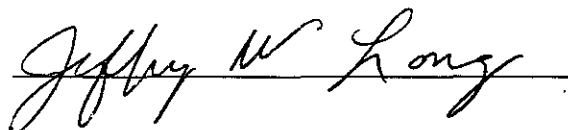
**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):  
Item No(s): 457, 458, 464, and 467

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



Baltimore County  
Fire Department

700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4500

June 16, 1999

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JUNE 7, 1999

Item No.: See Below                      Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

456, 457, 458, 459, 460, 461, 462, 464, 465, 466, 467,

468, 469, 470, 471, 472, 474, 475, 476, 477, 478, 479,

480, 483, 484, AND 485

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)

RECEIVED JUN 21 1999






B A L T I M O R E   C O U N T Y,   M A R Y L A N D

I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:            Arnold Jablon, Director  
              Department of Permits & Development  
              Management

Date:   June 16, 1999

FROM:  Robert W. Bowling, Supervisor  
              Bureau of Development Plans Review

SUBJECT:   Zoning Advisory Committee Meeting  
              for June 14, 1999  
              Item Nos. 456, 459, 460, 461, 462,  
              464, 466, 467, 468, 469, 471, 472,  
              474, 475, 476, 477, 482, 483, 484,  
              & 485

              The Bureau of Development Plans Review has reviewed the subject  
zoning items, and we have no comments.

RWB:HJO:jrb

cc:   File

ZAC06149.NOC

RECEIVED JUN 21 1999



**Maryland Department of Transportation  
State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 6.4.99

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County

Item No. 467

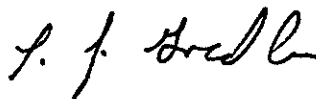
JRA

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

*for* 

Michael M. Lenhart, Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Caivert Street • Baltimore, Maryland 21202

File-acc  
6/8/99

TO WHOM IT MAY CONCERN,

WE ARE IN THE PROCESS OF ADDING A 2ND FLOOR ADDITION. THIS WOULD INCLUDE ADDING 3' TO THE FRONT OF THE PORCH TO ACCOMMODATE FOR THE STEPS TO THE 2ND FLOOR AND DOWN TO THE BASEMENT. WE ARE TRYING TO GET THE SUPPORT OF OUR NEIGHBORS TO HELP US IN THIS ENDEAVOR TO IMPROVE OUR HOUSE AND THE APPEARANCE OF OUR NEIGHBORHOOD. IF YOU HAVE NO OBJECTIONS, PLEASE SIGN BELOW SHOWING YOUR SUPPORT.

THANK YOU VERY MUCH,

Jeff & Sandy Blunt  
7408 Fait Ave

Mr. and Mrs. Ben Nelson 7409 Fait Avenue

Mr. & Mrs. Thomas Wagner 7407 Fait Ave.

Charles L. Williams 7405 FAIT AVE.

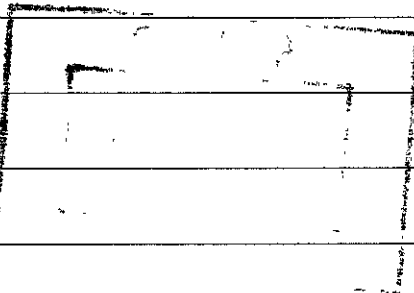
Harold & Shida Cole 7403 FAIT AVE.

M. & Mrs. Richard W. Quig 7402 Fait Ave.

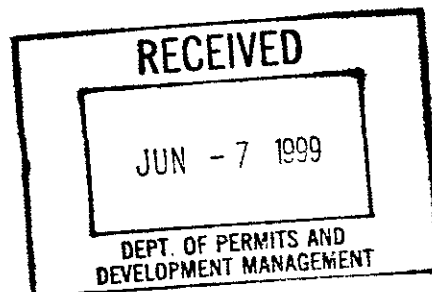
Kenneth Kieffly 7401 Fait Ave Balt. Md. 21224

Charles Macbealumis 7404 Fait Ave.

Esther Besselt 7400 fait Ave



99-467-A



A-524.00

# SITE PLAN TO BE USED IN DETERMINING FRONT YARD DEPTHS IN RESIDENCE ZONES

WHEN THE IMMEDIATE ADJOINING LOTS ARE NOT IMPROVED

Reference - Section 303.1 Baltimore County Zoning Regulations

303.1 - In D.R.2, D.R.3.5 and D.R.5.5 Zones the front yard depth of any building or other structure hereafter erected shall be the average of the front yard depths of the lots immediately adjoining on each side provided such adjoining lots are improved with principal buildings situated within 200 feet of the joint side property line, but where said immediately adjoining lots are not both so improved, then the depth of the front yard of any building hereafter erected shall be not less than the average depth of the front yards of all improved lots within 200 feet on each side thereof, provided that no dwelling shall be required to be set back more than 60 feet in D.R.2 zones, 50 feet in D.R.3.5 zones and 40 feet in D.R.5.5 zones. In no case, however, shall nonresidential principal buildings have front yards of less depth than those specified therefrom in the area regulations for D.R.2, D.R.3.5 and D.R.5.5 respectively.

|   |    |     |
|---|----|-----|
| A | 25 | ft. |
| B | 25 | ft. |
| C | 25 | ft. |
| D | 18 | ft. |
| E |    | ft. |
| F |    | ft. |

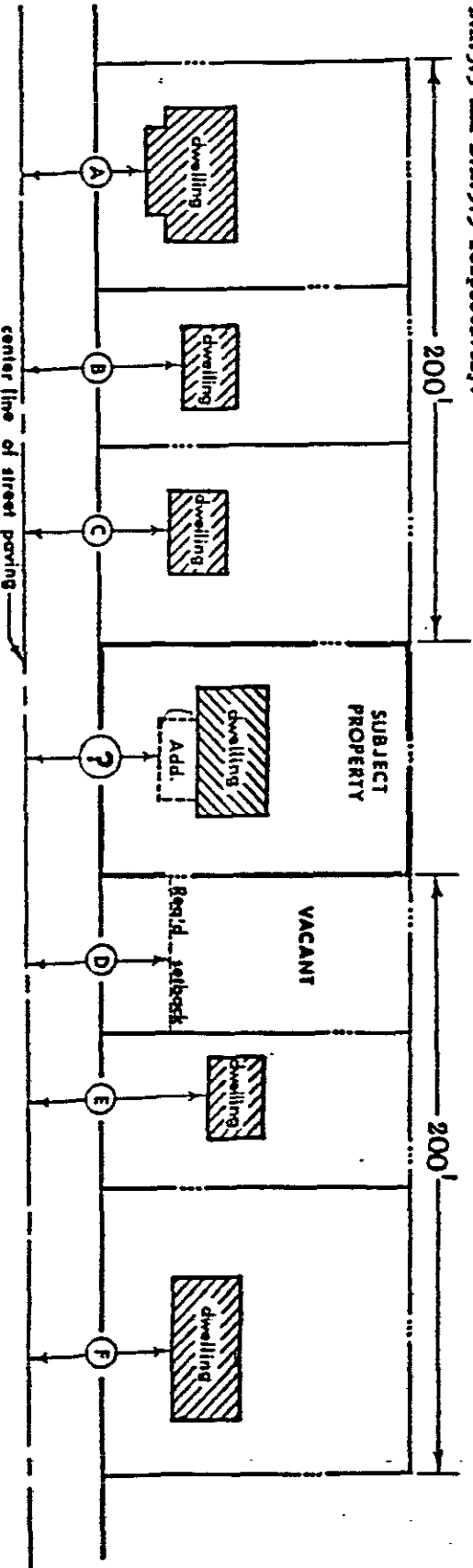
$$\text{TOTAL (93)} \div (4) = 23.25$$

\* of dwellings  
REQUIRED FRONT SETBACK (averaged)

## NORMAL REQUIRED SETBACKS

D.R.2 - 65 ft.  
D.R.3.5 - 55 ft.  
D.R.5.5 - 50 ft.

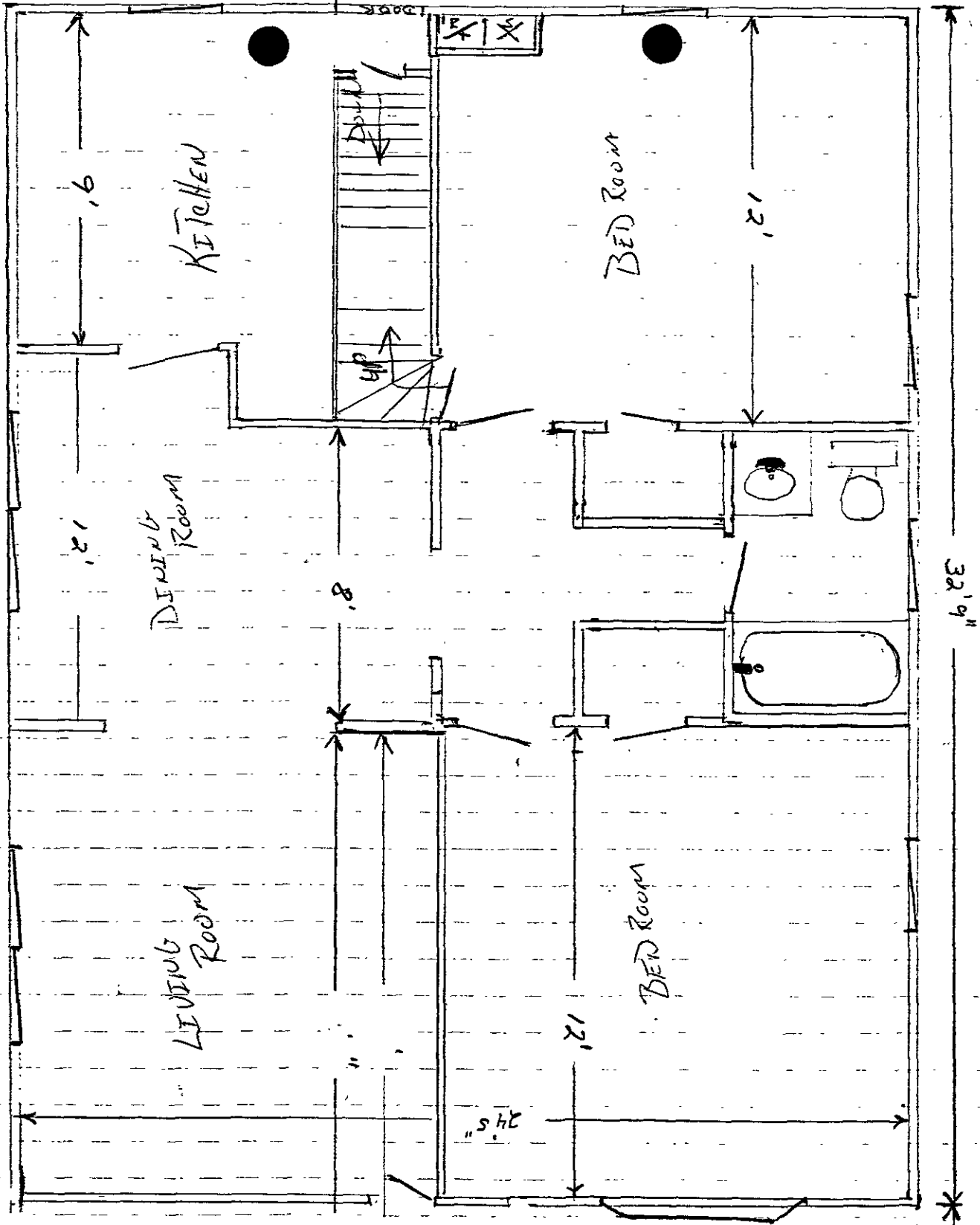
JOSEPH & SHARON BERRY  
applicant's name  
7408 FAIRFAC  
building address  
5-19 99.  
date



467.

PET. 13d

99-467-A

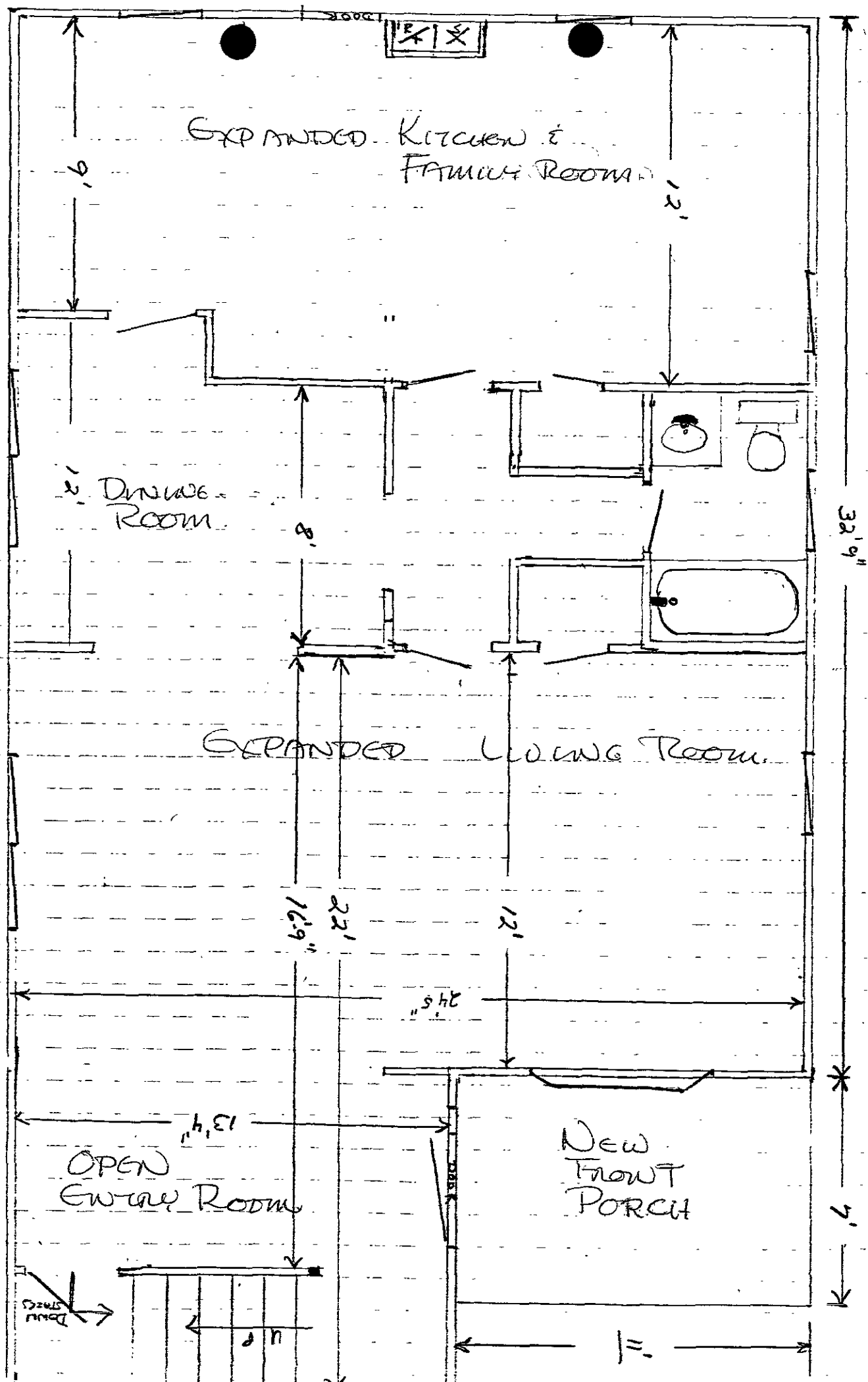


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Sketching. FURTHER REVISION

467

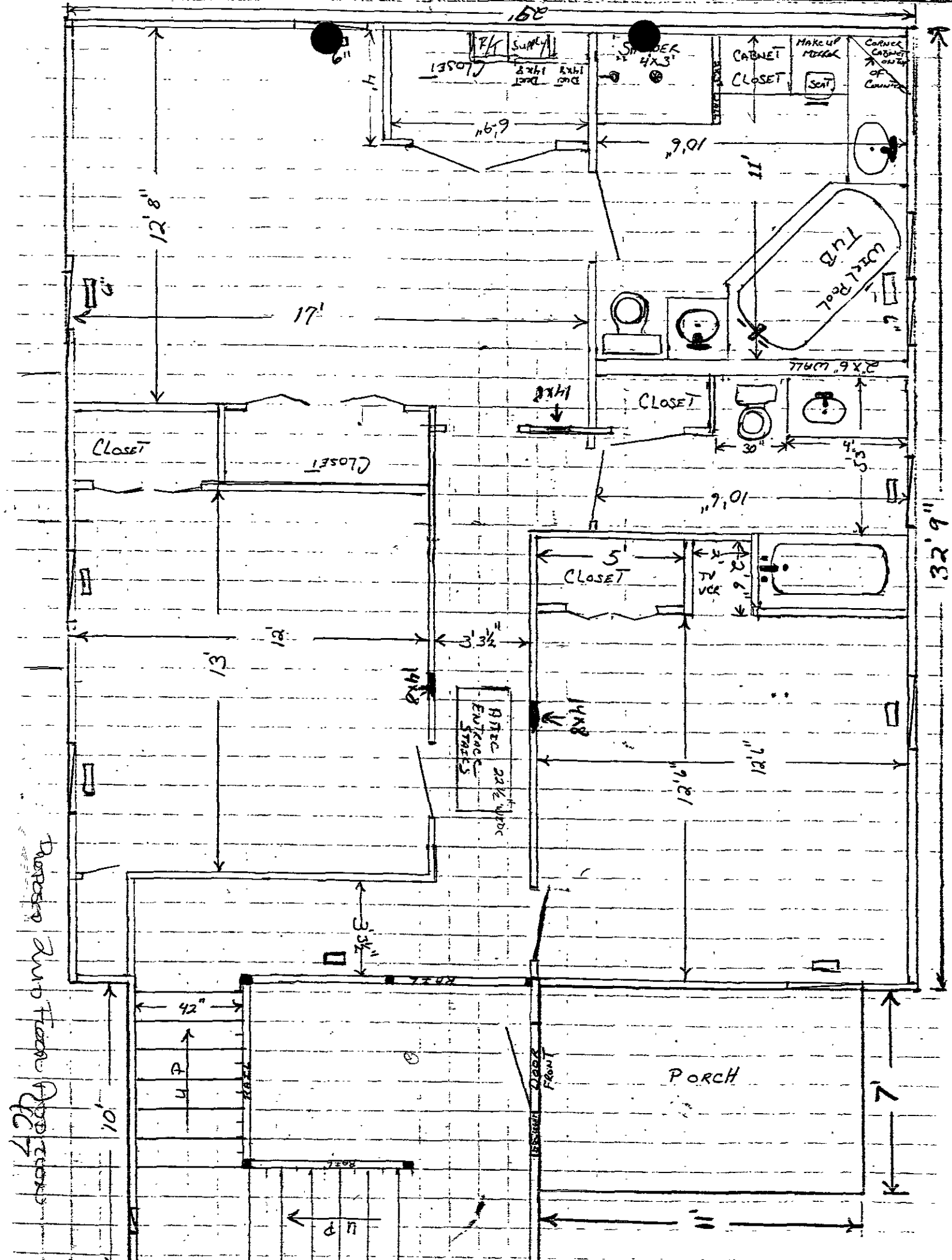
A-530-PP



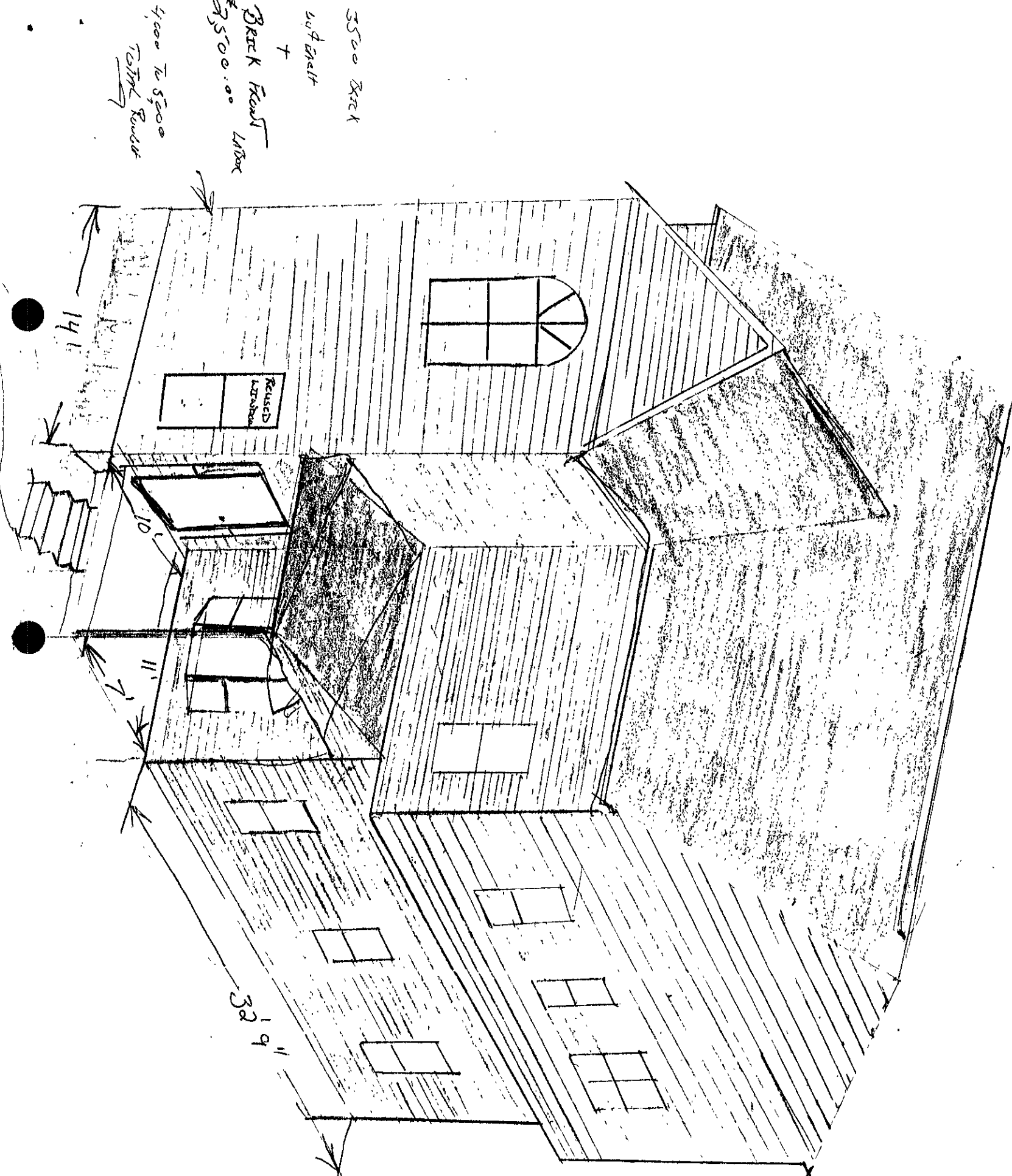
PROPOSED FIRST FLOOR

467





407.



3500 Brick

1/4 inch

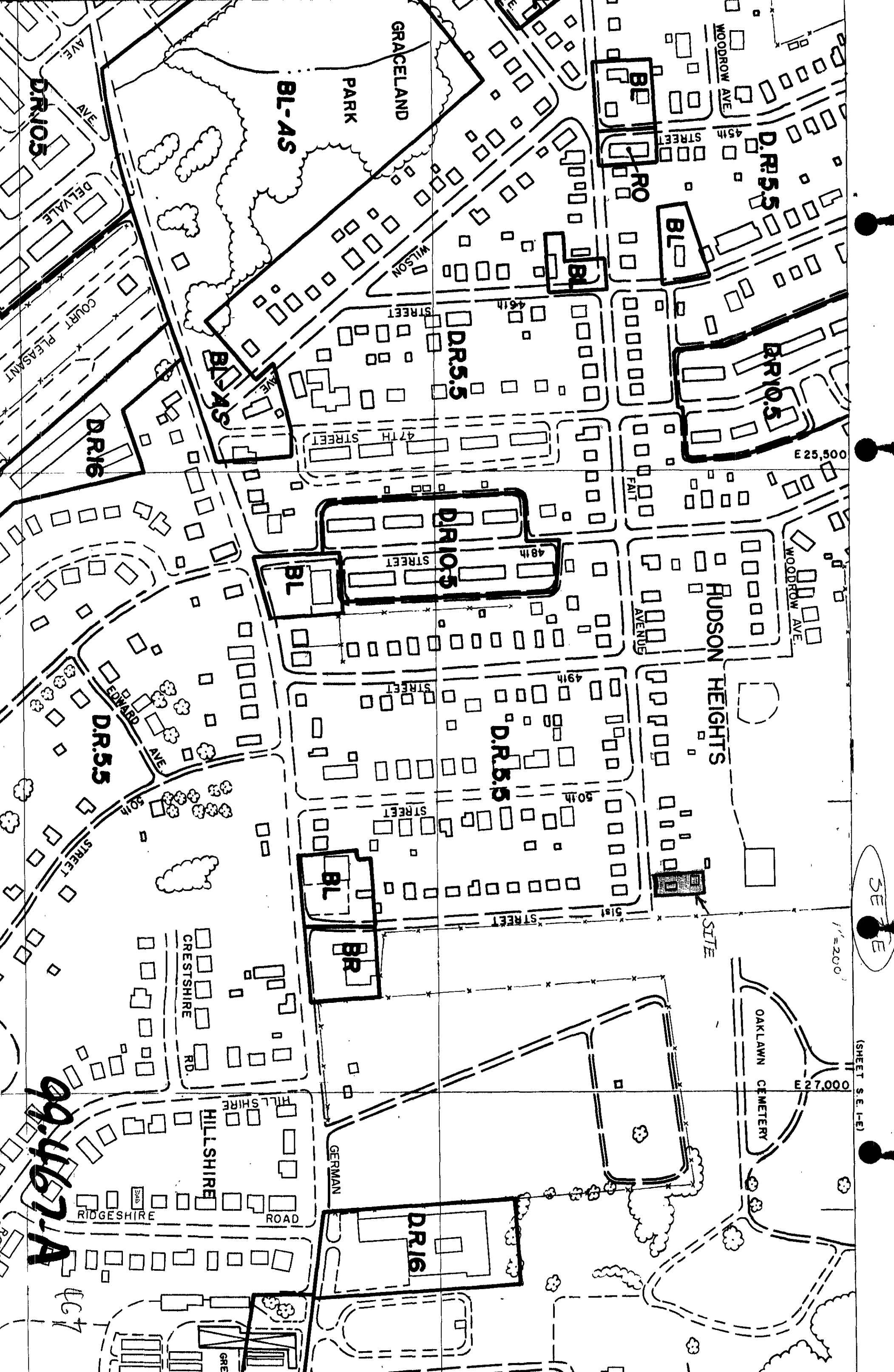
+

Brick Front Labor

\$3500.00

4000 to 5000

10000 to 15000

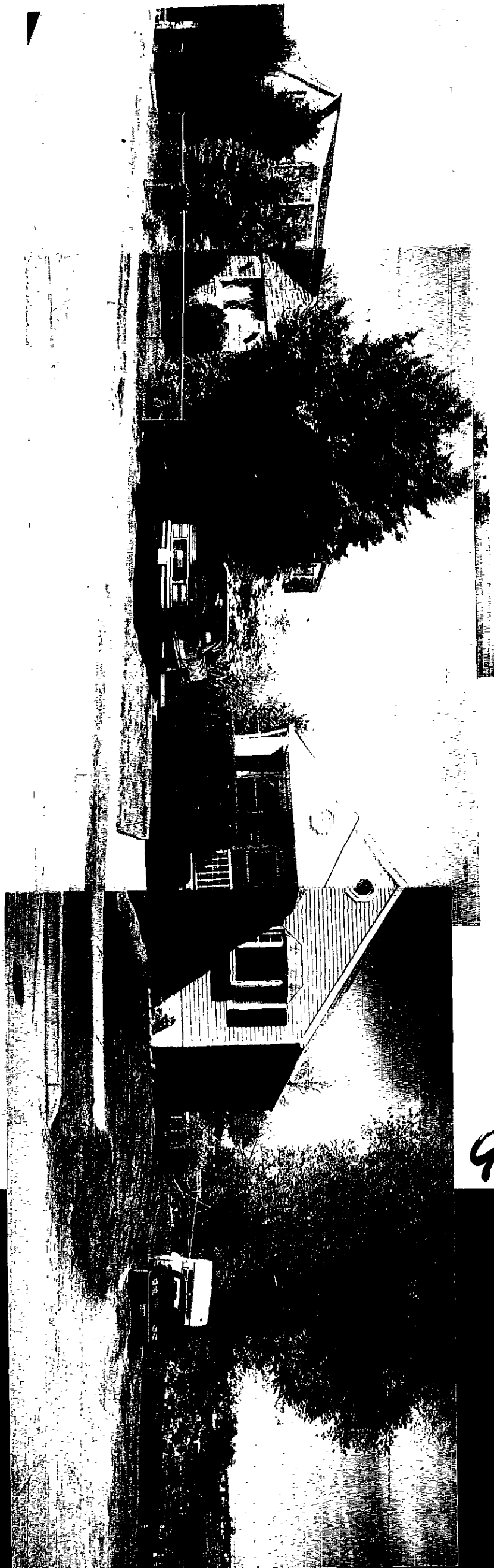


SEE

(SHEET S.E.-E)

99-467-A

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99-467-A

see pages 5 & 6 of the CHECKLIST for additional required information

OWNER: JEFFREY & SANDRA BLUNT

[illegible]

North  
date: 4-28-99  
prepared by: T.N.B.  
Scale of Drawing: 1" = 50'

Scale of Drawing: 1" = 50'

PROPERTY OF OAK LAWN CEMITARY

Hand-drawn vicinity map showing the location of the subject property. The map includes 48th Street, 49th Street, 50th Street, and 51st Street running horizontally, and East Ave running vertically. The subject property is located on East Ave between 50th and 51st Streets. A north arrow and a scale of 1"=1000' are also shown.

Chesapeake Bay Critical Area:

Prior Zoning Hearings: *None*

|        | public                              | private                  |
|--------|-------------------------------------|--------------------------|
| SEWER: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| WATER: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|        | yes                                 | no                       |

8007 467. 99.467.0





PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

| SCALE               |  | LOCATION    |  | SHEET |  |
|---------------------|--|-------------|--|-------|--|
| 1" = 200'           |  | NORTH POINT |  | S. E. |  |
| DATE OF PHOTOGRAPHY |  |             |  | 2-E   |  |
| JANUARY 1986        |  |             |  |       |  |